**MILWAUKIE PLANNING**

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Minimum Vegetation

Zoning Instructions for Building Permit and Land Use Applications

All zoning districts require that some portion of the lot be landscaped. This zoning standard is called the “minimum vegetation” area. Applicants must demonstrate that their proposal meets this standard when applying for building permit or land use approval. The minimum vegetated area differs by zoning district, so be sure to check the requirements of the zone in which the property is located.

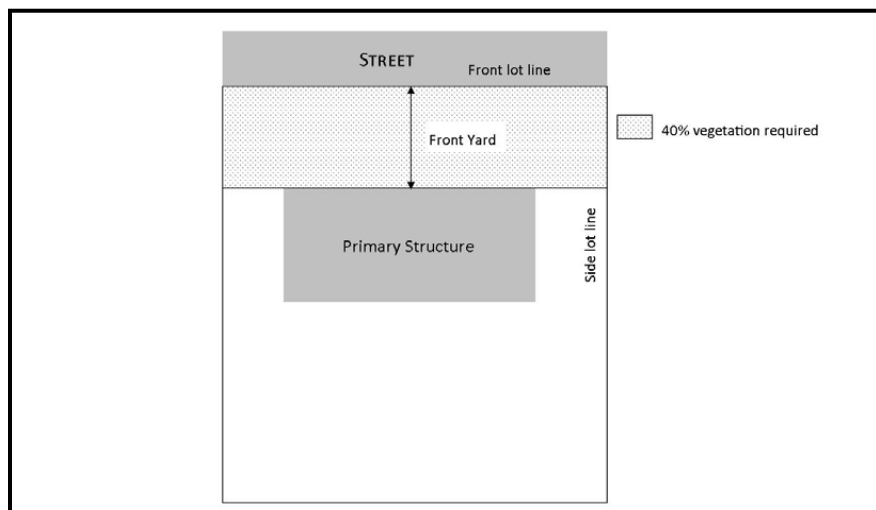
The Milwaukie Zoning Ordinance Section 19.201 defines “minimum vegetation” as the area that must be planted in trees, shrubs, lawns, or planted beds. At least 40% of the front yard shall be vegetated, with some exceptions. At least half of the minimum required vegetation area must be suitable for outdoor recreation by residents.

All minimum vegetated area worksheets must be based on the site plan that is submitted for building permit or land use application, and they are to include the following.

1. The location and dimension of all buildings, structures, paving, and other impervious surfaces.
2. A summary table of all areas measured and their dimensions.
3. The minimum vegetated area for the zoning district in which the property is located.
4. The lot area and source of lot area information.
5. The proposed minimum vegetated area, shown as a percentage of lot area.

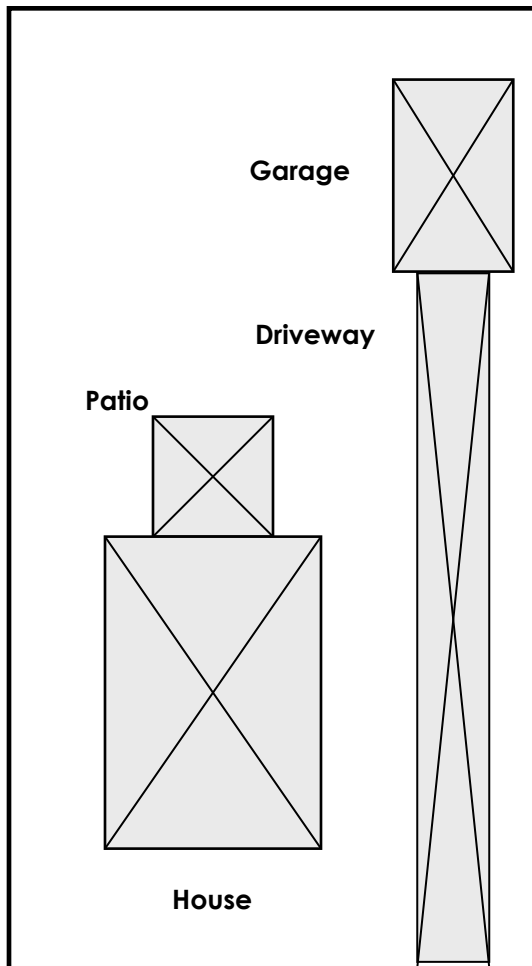
The sample drawings and calculations on this handout illustrate how to show minimum vegetation area.

Please contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for any questions or help with this requirement.



Front Yard Minimum Vegetation Requirement

Sample Worksheet:



Vegetated Area

1. Draw and dimension footprints of all buildings on the site plan.
2. Draw and dimension all driveways, patios, and other impervious areas such as concrete and asphalt.
3. Calculate the area of building footprints and paved or concrete areas.
4. Vegetated area (%) equals lot area minus all building footprint, asphalt, or exposed concrete areas.

Example

House (30 x 42 ft) = 1,260 sq ft
Garage (16 x 24 ft) = 384 sq ft
Paved Driveway (12 x 75 ft) = 900 sq ft
Patio (24 x 24 ft) = 576 sq ft
Total Covered Area = 3,120 sq ft

Lot Area = 6,095 sq ft
(Lot area) – (Covered areas) = Vegetated Area
 $6,095 - 3,120 = 2,975$ sq ft, or 49% of lot area.